072.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,300 / 875,300
					USE VALUE:	875,300 / 875,300
					ASSESSED:	875,300 / 875,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLARK DAVID
Owner 2:	CLARK JEAN FINOCHETTI
Owner 3:	
Street 1:	29 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DORR FAUSTINA H -
Owner 2:	LIFE ESTATE -
Street 1:	29 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 2092 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9700.000	375,100	2,500	497,700	875,300
Total Card	0.223	375,100	2,500	497,700	875,300
Total Parcel	0.223	375,100	2,500	497,700	875,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.40 | /Parcel: 418.4

Legal Description

User Acct 45659

GIS Ref

GIS Ref

Insp Date 10/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 072.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	375,200	2500	9,700.	497,700	875,400	875,400	Year End Roll	12/18/2019
2019	101	FV	283,700	0	9,700.	462,200	745,900	745,900	Year End Roll	1/3/2019
2018	101	FV	283,700	0	9,700.	462,200	745,900	745,900	Year End Roll	12/20/2017
2017	101	FV	283,700	0	9,700.	405,300	689,000	689,000	Year End Roll	1/3/2017
2016	101	FV	283,700	0	9,700.	369,700	653,400	653,400	Year End	1/4/2016
2015	101	FV	263,400	0	9,700.	327,100	590,500	590,500	Year End Roll	12/11/2014
2014	101	FV	263,400	0	9,700.	309,300	572,700	572,700	Year End Roll	12/16/2013
2013	101	FV	263,400	0	9,700.	294,400	557,800	557,800		12/13/2012

!6083!

PRINT

Date	Time
12/10/20	20:53:44

LAST REV

Date	Time
08/12/19	14:20:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6083

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DORR FAUSTINA H	51855-542		10/31/2008		433,750	No	No		
DORR RICHARD	30390-91		7/6/1999	Convenience	1	No	No		
	20263-580		12/1/1989		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2014	1686	Manual	900					Air sealing and in
4/27/2012	534	Manual	7,000					central AC new ins
4/5/2012	333	Alterati	40,000					add 9 ft dormer, a
8/28/2009	792	Addition	80,000					
11/22/2002	976	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Meas/Inspect	BS	Barbara S
5/10/2012	Info Fm Prmt	MM	Mary M
4/9/2009	Measured	189	PATRIOT
11/9/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9700		Sq. Ft.	Site		0	70.	0.73	12									497,700						497,700	

Total AC/HA: 0.22268 | Total SF/SM: 9700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 497,700 | Spl Credit | Total: 497,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30624998
Const Adj.:	0.98990101
Adj $ / SQ:	135.771
Other Features:	108984
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393193
Depreciation:	18087
Depreciated Total:	375107

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

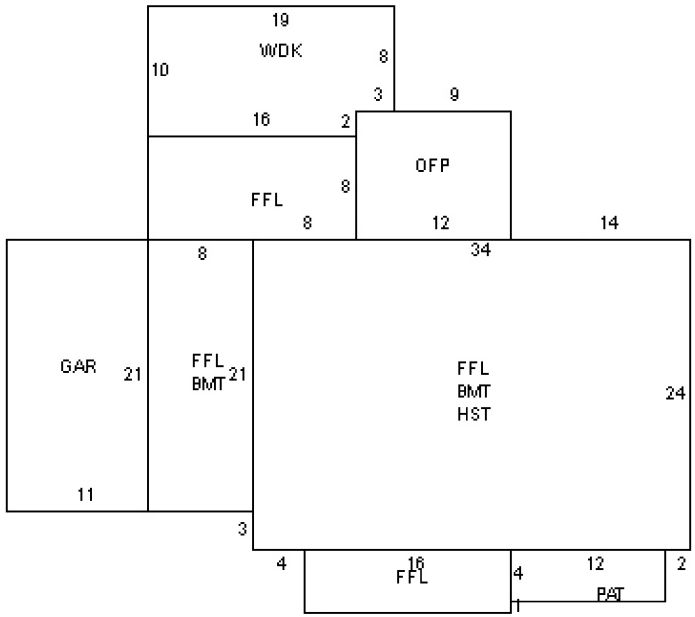
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.77
Special Features:	0	Val/Su Net:	118.44
Final Total:	375100	Val/Su SzAd	234.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,192	135.770	161,839
BMT	Basement	984	56.010	55,109
HST	Half Story	408	135.770	55,395
GAR	Garage	231	25.560	5,905
WDK	Deck	184	11.320	2,083
OFP	Open Porch	120	29.940	3,593
PAT	Patio	48	5.940	285
	Net Sketched Area:	3,167	Total:	284,209
Size Ad	1600	Gross Are	3575	FinArea 2092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X18	A	AV	2014	11.56	T	5	101			2,000			2,000
19	Patio	D	Y	1	6X14	A	AV	2014	6.00	T	5	101			500			500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500